

THE WEBER STUDIO
ARCHITECTURE

July 10, 2023

RE: DRB23-0926 - Letter of Intent

PROJECT: 340 S. Hibiscus Drive
Miami Beach, Florida 33139

Please provide a narrative response to the comments listed below.

1. APPLICATION COMPLETENESS

a. The owner affidavit or alternative owner affidavit in sheet four of the land use board application must be completed.

a. Please see the updated application.

b. Sheets 5-7 of the land use board application must be completed. Please indicate “N/A” for areas that are not applicable.

a. Please see the updated application.

c. The applicant must include a notarized stamp or seal in the applicant affidavit section of page 8 of the application.

a. Please see the updated application.

d. The survey must be signed and sealed by a licensed surveyor or engineer.

a. Please see the updated survey.

e. Include current, color photographs of the interior spaces (minimum 4”x 6”, no Google images).

a. Please refer to new sheets A0.8-A.11

f. Provide current color photographs, dated, minimum 4”x 6” of context, corner across the street, and surrounding properties (dated), with a key directional plan (no Google images).

a. Please refer to new sheets A0.3-A0.7

g. Provide a complete landscape plans that include a tree survey, tree disposition plan, hardscape, and landscape lighting upon the next submittal.

a. Please see new Landscape Plans

h. Include a contextual elevation line drawing, corner to corner, across the street, and surrounding properties (dated).

a. This drawing will be submitted at the time of the Final Presentation.

i. Provide an axonometric plan showing the relationship from the first to second-floor level.

a. This drawing will be submitted at the time of the Final Presentation.

j. The required yard sections shall be included in the architectural set.

a. Please refer to sheet A2.4

2. ARCHITECTURAL REPRESENTATION

- a. Include the cost of estimate under a separate cover or in the letter of intent.
- b. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
- c. Final submittal drawings need to be DATED, SIGNED AND SEALED.

3. DESIGN RECOMMENDATIONS

- a. Provide landscaping material along the exterior stone finish of the pool.
a. The concept for the pool is that is an infinity edge pool, so water will be running along the exterior stone finish of the pool.

4. ZONING COMMENTS

- a. Understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side. Provide the dimensions of the understory level for each side and include an open space calculation.

a. Please see new page A2.3, we have added an Understory Open Space Diagram.

- b. The total area of enclosed and airconditioned building access shall be limited to no greater than 5 percent (5%) of the lot area. Provide the dimensions of the elevator and stairs located in the ground floor.

a. The dimensions have been added on sheet A3.1. Please note that the stair will be an unenclosed open stair, a note has been added the plans.

- c. Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations. Provide the dimensions of the garage and carport for further review.

a. Please refer to the updated sheets A1.3 and A3.1

- d. All parking, including required parking, shall be provided within the understory area, and shall be clearly delineated by a different surface finish or bollards. Provide the material finish of the understory area.

a. Please see updated sheet A3.1

- e. All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air-conditioned portions of the understory area. Provide the material finish of the understory area.

a. Please see updated sheet A3.1, the material for that area will be pavers in compacted fill.

- f. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of five feet from each side of the underneath of the slab of the first habitable floor above, with the exception of driveways and walkways leading to the property, and access walkways and/or steps or ramps for the

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front and side area. This includes providing a minimum 5' setback from the deck located along the west elevation.

a. Please see updated sheet A3.1.

g. The unit size breakdown does not match the total square footage that is noted on the legend. The proposed unit size is 5,184.25 S.F. however, the sum of the total square as indicated in the diagram is 5,509 S.F. (excluding 600 S.F. of garage).

a. Please refer to the updated Unit Size Diagram.

h. For two story homes with an overall lot coverage of 25 percent or greater, at least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback. As a result, 35% of the second-floor facade shall be setback at a minimum of 45' from the front property line.

a. Please see updated sheet A3.2, the calculation has been added.

i. Submerged lands are not included as part of the lot area, lot depth, etc. The survey shall include the lot depth from the rear lot line (up to seawall) to the front property line for further review.

a. The final survey will be submitted at the final presentation. For calculation purposes we have used the area of the lot to the center of the seawall.

j. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. Provide the entire dimensions of the second story side elevation on the second-floor plan and courtyard for further review.

a. Please see updated sheet A2.2.

k. Include the elevation of the roof deck as well as the dimensions in the roof plan.

a. Please see updated sheet A3.3.

l. The required yard shall comply with the minimum and maximum yard elevation of sec. 7.2.2.3(b)(x).

a. Please refer to sheet A2.4

m. Provide a detail section showing the height of the fence facing the front yard as measured from grade elevation.

a. Please refer to sheet A3.4

n. Walkways cannot exceed 44" in width.

a. Please see updated sheets A2.1 & A3.1

o. As per the survey, the grade elevation is 5.72' N.G.V.D. and adjusted grade is 7.86' N.G.V.D. Please revise this information on the zoning data sheet.

a. Please see updated sheet A1.5.

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p. Provide a written narrative with responses. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Thomas Weber, Architect
The Weber Studio, LLC